

## COUNCIL DOWNTOWN COMMITTEE

Monday, January 26, 2004  
7:00 p.m.

Work Session Room 2-A - Hayward City Hall  
777 B Street  
Hayward, CA 94541

Public Comments: (Note: For matters not otherwise listed on the agenda. The Committee welcomes under this section but is prohibited by State Law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)

1. Concept of Tot Lot Downtown
2. Proposed Parking Structure at Municipal Parking Lot No. 2

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Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Please request the accommodation at least 72 hours in advance of the meeting by contacting the Downtown Development Division at (510) 583-4260 or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

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## **CITY OF HAYWARD STAFF REPORT**

AGENDA DATE 01/26/04

AGENDA ITEM \_\_\_\_\_

WORK SESSION ITEM \_\_\_\_\_

TO: Council Downtown Committee

FROM: Director of Community and Economic Development

SUBJECT: Proposed Parking Structure at Municipal Parking Lot No. 2

### **RECOMMENDATION:**

It is recommended that the Downtown Committee review and comment on this report.

### **DISCUSSION:**

On May 20, 2003 the Agency Board authorized a contract with Watry Design Services for the preparation of architectural plans for the construction of a parking structure on Municipal Parking Lot No. 2. The proposed structure is intended to provide public parking for downtown businesses generally, and would serve to partially satisfy the parking demands of the proposed theater. Over the past six months staff has reviewed a number of parking options in order to devise a plan that produces a structurally safe, aesthetically pleasing, cost efficient structure that intrudes as little as possible on surrounding businesses and properties. Attached to this report are several exhibits that illustrate the schematic plans for the proposed structure. The proposed structure currently shows a ground level plus two decks, containing a total of 267 spaces. It should be noted that the proposed structure would necessitate the partial acquisition of some property from the parking lots adjoining the rear of the structure, and staff has been in preliminary contact with these property owners regarding these potential acquisitions.

Staff has invited downtown businesses owners to this meeting, along with the Downtown BIA Board, and the Hayward Redevelopment Area Committee in order to obtain their input regarding the proposed structure and how best to mitigate any potential impacts associated with its construction.

Prepared by:

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Maret Bartlett, Redevelopment Director

Recommended by:

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Sylvia Ehrental, Director of Community and  
Economic Development

Approved by:

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Jesús Armas, City Manager

Attachments: Exhibit A – Downtown Vicinity Map  
Exhibit B – Site Plan, Parking Structure at Municipal Parking Lot No. 2  
Exhibit C – Elevations, Parking Structure at Municipal Parking Lot No. 2



## **CITY OF HAYWARD STAFF REPORT**

AGENDA DATE 01/26/04

AGENDA ITEM \_\_\_\_\_

TO: Council Downtown Committee

FROM: City Manager

SUBJECT: Concept of Tot Lot Downtown

A few years ago, the City and the Rotary Club partnered to develop and construct what ultimately became Newman Park. Recently, staff was contacted by Rotary representatives to explore joining forces again to create another recreational amenity in the downtown. Rotary International is celebrating its 100<sup>th</sup> anniversary in 2005, and the Hayward Rotary Club welcomes an opportunity to celebrate this occasion by making another contribution to the betterment of this community. As a centennial project, the goal would be to have it completed by February 2005.

In light of our positive experience with Newman Park, and favorable public response, we explored whether another “pocket” park could be developed. In recognition of past discussions about creating a tot lot downtown, the discussions focused on whether a portion of the parking lot adjacent to the former City Hall on Mission might serve as a suitable site. From Rotary’s perspective, a project of the type suggested here offers an opportunity to recognize the past while acknowledging the future, and a tot lot seems only fitting. Another reason for considering this location is that with the development of new housing in the general vicinity, it would invite many of the residents to simply walk to the park.

As a result of these discussions, Rotary engaged George Famous to develop a concept plan. This concept is depicted in the attachments. The concept reflects input from City and HARD staff.

The item is on the agenda to determine if the Committee is in support of the concept. Assuming a favorable response, staff can continue to work with Rotary representatives to develop a more detailed scope of work and overall budget and funding plan.

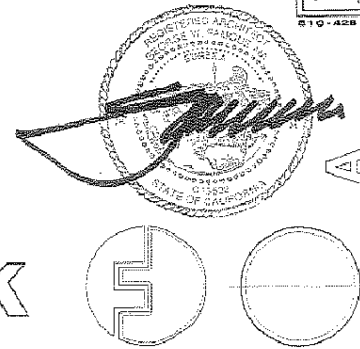
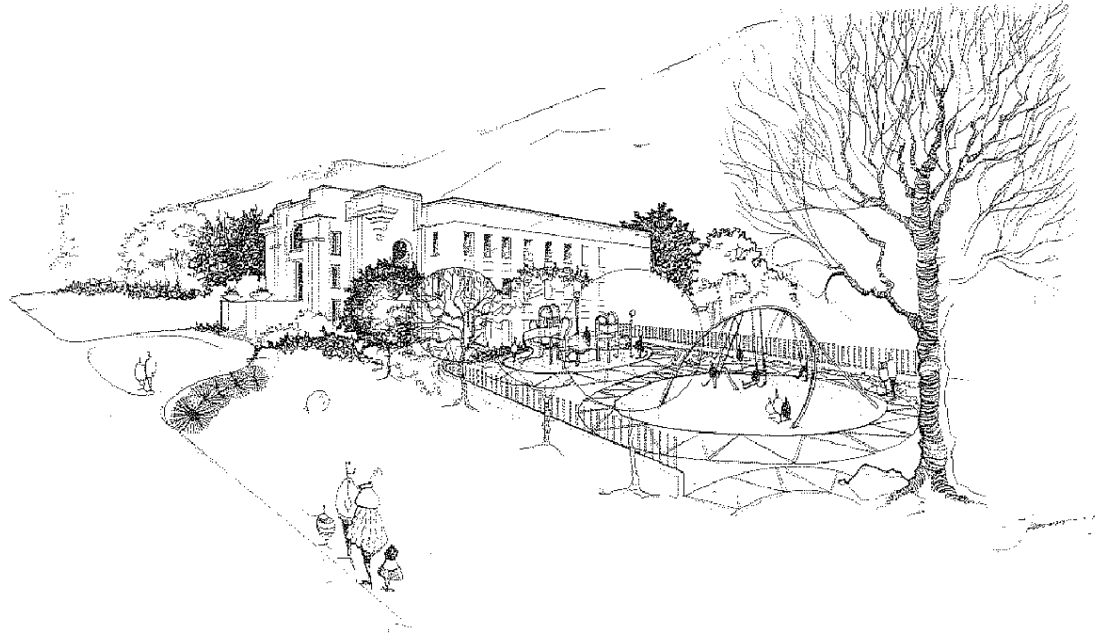
Rotary representatives will be present at the meeting to elaborate on the proposal.

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Jesús Armas, City Manager

Attachments

# Hayward Rotary Tot Park



JOB NO.: 03-183 SCALE: 1"=20'-0" DRAWN BY: mlf DATE: 11.1.03  
 Ciudad Plaza, Hayward, California  
 Planning and Design  
 FAMOUS designs architects incorporated

810-428-1067  
 2500 Washington Drive, Oakland, California 94612



# Vicinity Map

## EXHIBIT A Downtown Vicinity Map





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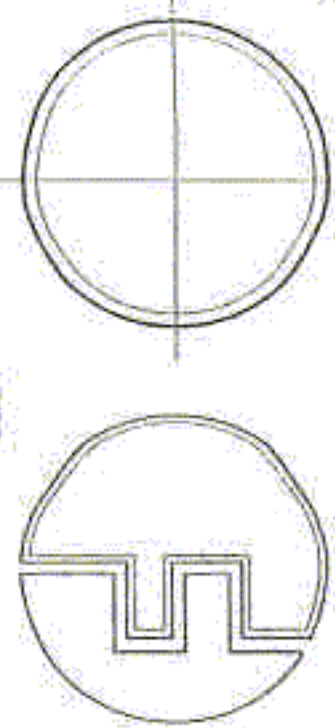
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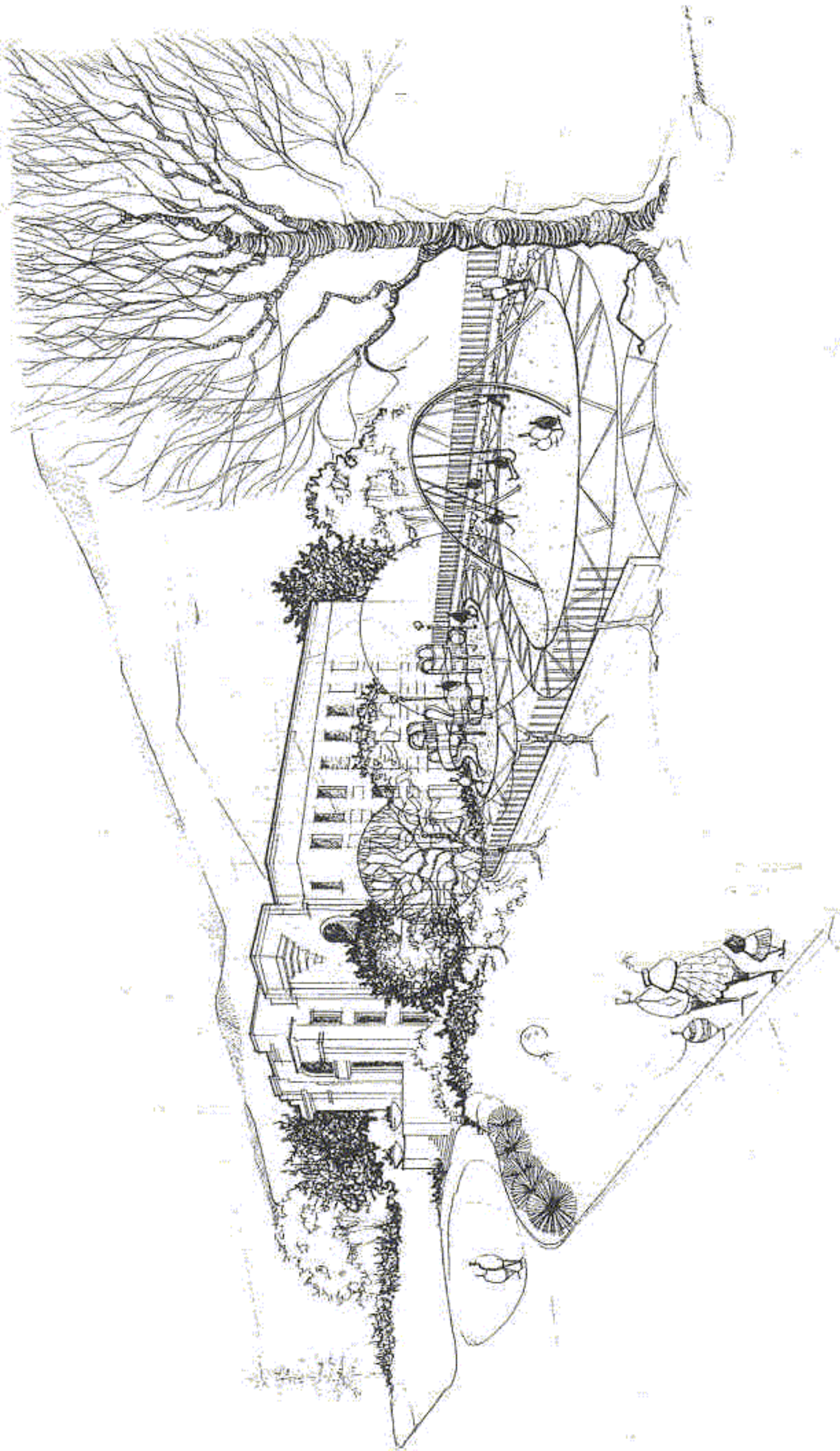
Jesús Armas, City Manager



# Hayward Rotary Tot Park



A



FAMOUSdesigns architects incorporated

Hayward Tot Park Rotary Club Project 2004

Glillian Plaza, Hayward, California

JOB NO.: 03-153 SCALE: 1"=20'-0" DRAWN BY: mlf DATE: 11.1.03

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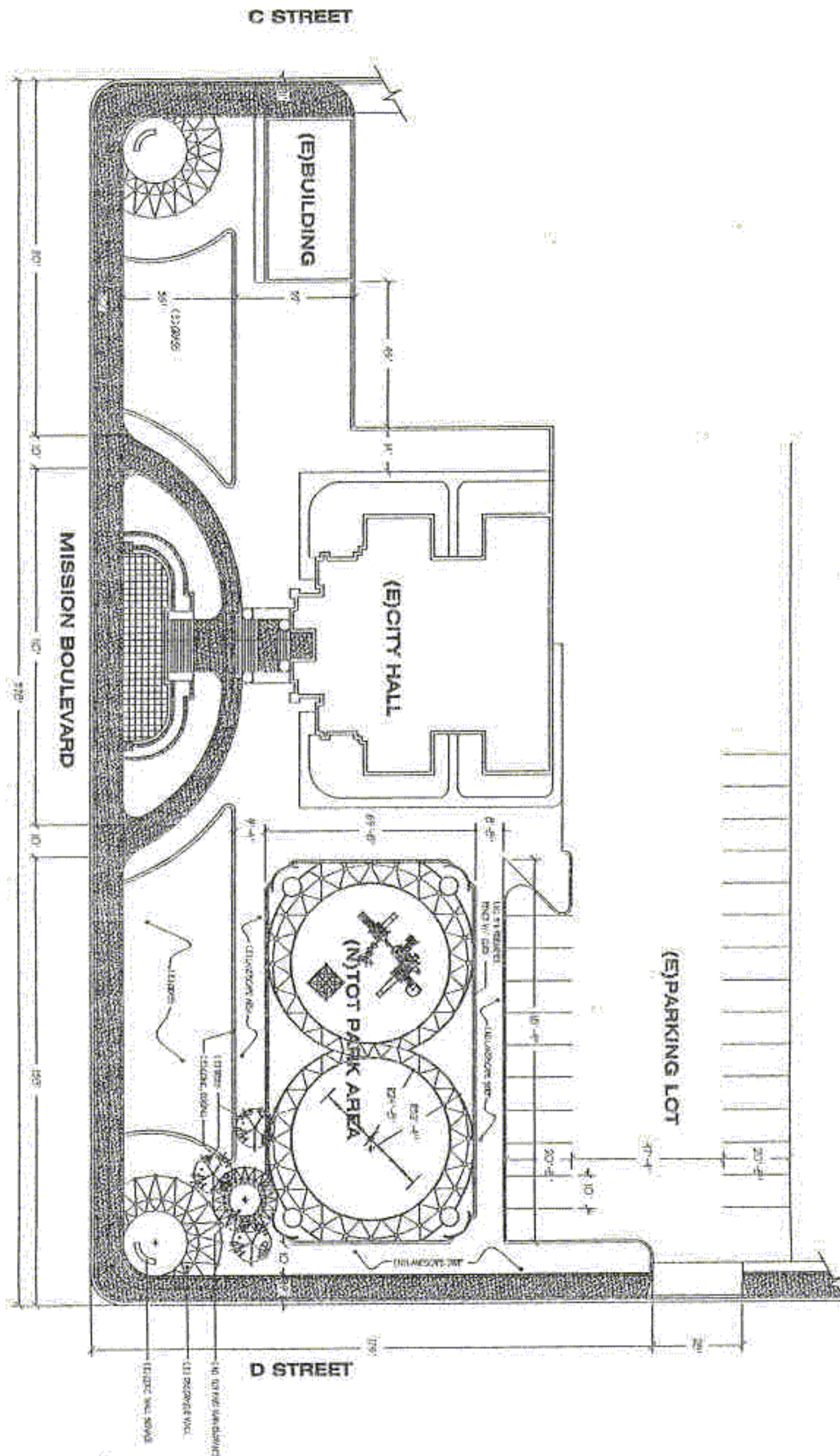
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NEW SITEPLAN

SCALE: 1" = 20'-0"



A2

NEW SITE PLAN



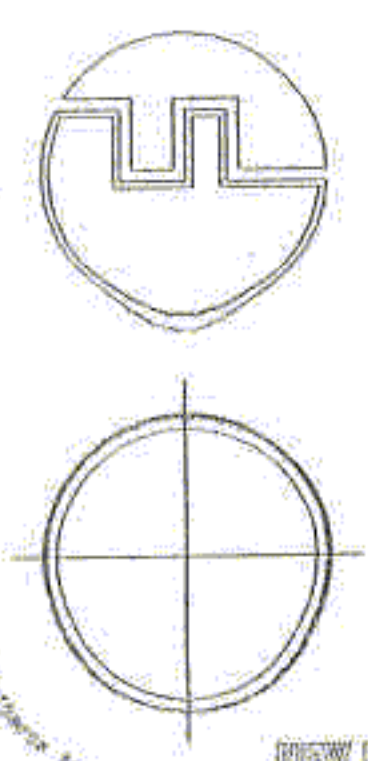
# PARTIAL SITEPLAN

MISSION BOULEVARD

(E) PARKING LOT

(E) CITY HALL

D STREET



A3

NEW PARTIAL SITE PLAN  
27 Westside Drive, Oakland, California 94612

JOB NO.: 03-153    SCALE: 1/8"=1'-0"    DRAWN BY: maf    DATE: 11.1.03

Giuliani Plaza, Hayward, California  
Hayward Tot Park Rotary Club Project 2004

**FAMOUSdesigns architects incorporated**

revision

1. 11.2004    MODIFIED DRAWING BY

SHEET: A3